

Send tax notice to: Burk Allen Berry, 425 Westover Rd., Harpersville, Al. 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd. Birmingham, Al.
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred thousand and no/100 (\$300,000.00) Dollars the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Mackie G. Ritch and his wife Georganna L. Ritch, whose mailing address is:
8420 Hwy 42 Shelby, AL 35143

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Burk Allen Berry and Wendy Berry, whose mailing address is:
425 Westover Rd., Harpersville, Al. 35078

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 425 Westover Rd., Harpersville, Al. 35078 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$285,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 29 day of December, 2021.

Mackie G. Ritch (SEAL)
MACKIE G. RITCH

Georganna L. Ritch (SEAL)
GEORGANNA L. RITCH

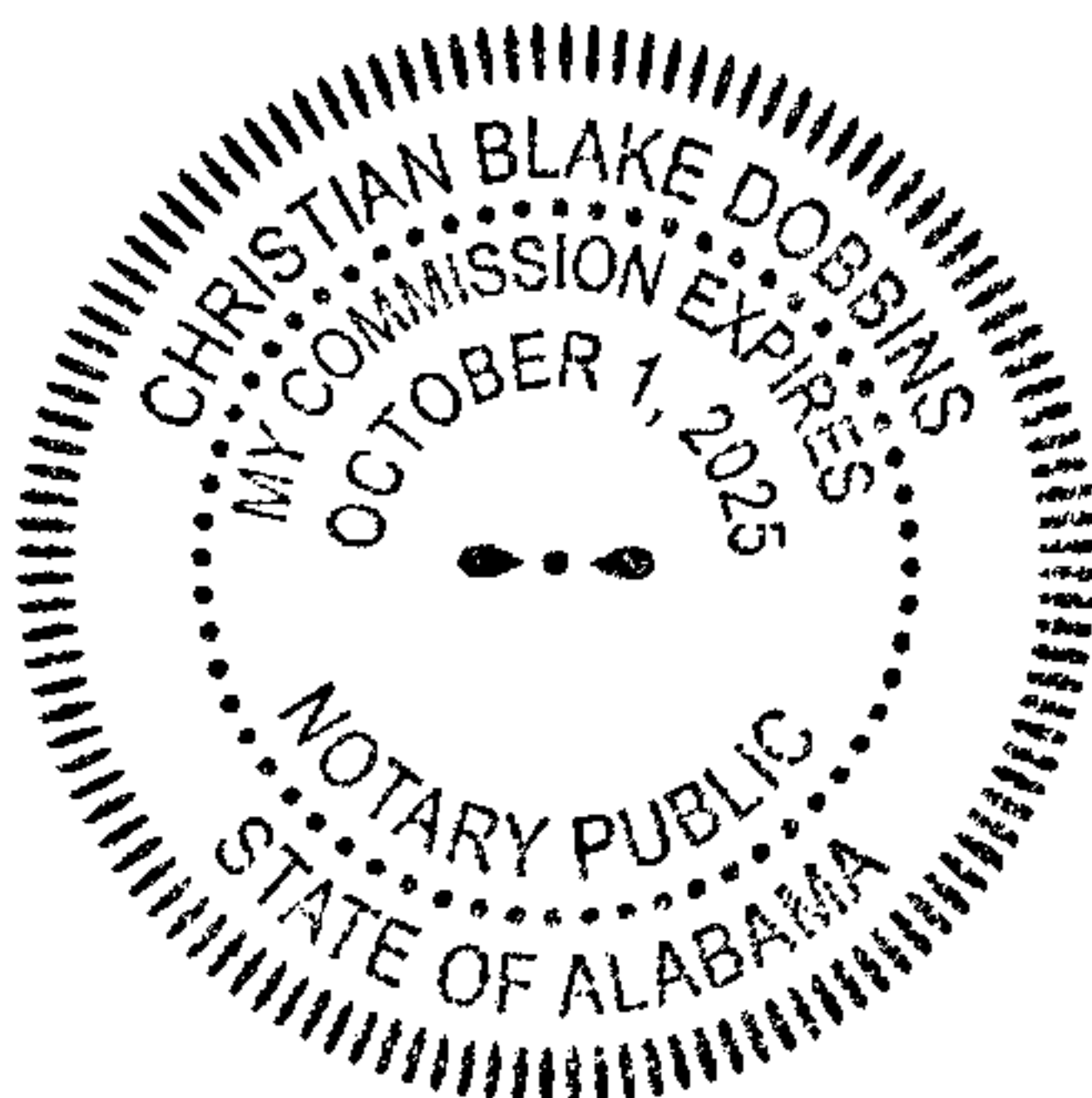
State OF ALABAMA
County Of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mackie G. Ritch and his wife Georganna L. Ritch whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of December, 2021.

My commission expires:

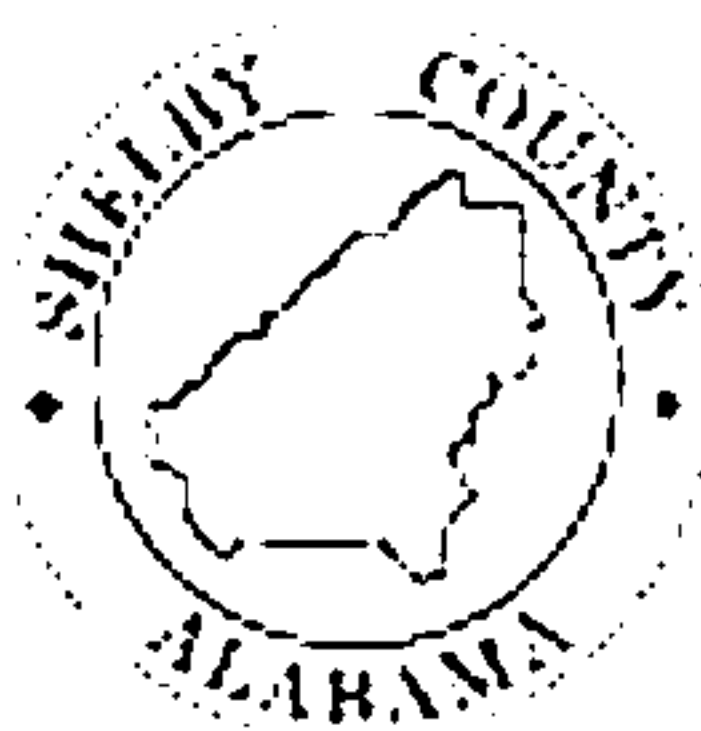
Christian Blake Dobbins
NOTARY PUBLIC



*
EXHIBIT A

The Land is described as follows:

Commence at a concrete monument being the Northwest corner of Section 30, Township 19 South Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 26' 31" East along the North boundary of said Section 30 for a distance of 1596.65 feet to a point on the Westerly right-of-way of Old U.S. Highway 280; thence proceed South 08 degrees 06' 27" East along the Westerly right-of-way of said road for a chord distance of 174.06 feet to a 6" X 6" concrete monument in place; thence proceed South 11 degrees 23' 56" East along the Westerly right-of-way of said road for a chord distance of 340.13 feet to a 1" pipe in place, said point being the point of beginning. From this beginning point proceed South 84 degrees 53' 05" West for a distance of 420.32 feet to a 1" pipe in place; thence proceed South 05 degrees 13' 22" East for a distance of 210.20 feet to a 1" solid iron in place; thence proceed North 84 degrees 46' 38" East for a distance of 479.31 feet (set 1/2" rebar CA-0114-LS), being a point on the Westerly right-of-way of said road; thence proceed Northwesterly along the Westerly right-of-way of said road and along the curvature of a concave curve right having an arc distance of 217.72 feet and a radius of 1573.97 feet for a chord bearing and distance of North 20 degrees 57' 21" West, 217.56 feet to the point of beginning. Located in the Northwest one-fourth of Section 30, Township 19 South, Range 2 East, Shelby County, Alabama, and contains 2.15 acres more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 02:38:08 PM
\$43.00 JOANN
20211229000611620

Allie S. Bayl